

Unit 802 - Continuum II (North Tower)

802 - 50 S Pointe Drive, Miami Beach, FL, Miami-Dade 33139

Unit Information

MLS Number:	A11246372
Status:	Pending
Size:	2,190 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	1
Parking Spaces:	1 Space
View:	
List Price:	\$6,800,000
List PPSF:	\$3,105
Valuated Price:	\$6,595,000
Valuated PPSF:	\$3,011

The above valuated price is a baseline figure that does not take into account any specific renovation, upgrade, split, merge, or deterioration of the unit.

Building Information

Number of units:	213
Number of active listings for rent:	15
Number of active listings for sale:	5
Building inventory for sale:	2%
Number of sales over the last 12 months:	10
Number of sales over the last 6 months:	6
Number of sales over the last 3 months:	5

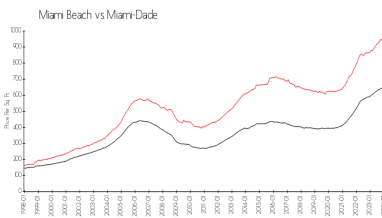
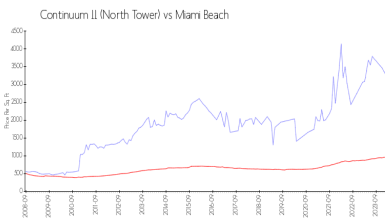
Building Association Information

Continuum condo North Tower association
(305) 674-7995

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
512	695 sq ft	Mar 2024	\$1,400,000	\$2,014
1805	1,606 sq ft	Mar 2024	\$6,250,000	\$3,892
2305	1,862 sq ft	Mar 2024	\$5,750,000	\$3,088
1604/05	3,069 sq ft	Mar 2024	\$9,280,000	\$3,024
2005	1,698 sq ft	Feb 2024	\$5,050,000	\$2,974

Market Information

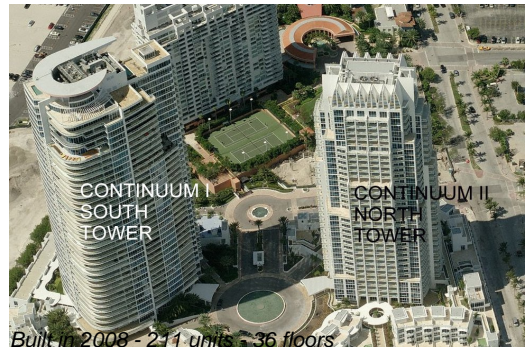


Continuum II (North Tower):	\$3180/sq. ft.	Miami Beach:	\$954/sq. ft.
Miami Beach:	\$954/sq. ft.	Miami-Dade:	\$703/sq. ft.

Inventory for Sale

Continuum II (North Tower)	2%
Miami Beach	4%
Miami-Dade	3%

Avg. Time to Close Over Last 12 Months



Continuum II (North Tower)	129 days
Miami Beach	97 days
Miami-Dade	80 days